HOUSING NOW

Sherbrooke CMA

Canada Mortgage and Housing Corporation

Date Released: Second Quarter 2009

Residential construction increases in the Sherbrooke CMA

The latest results released by Canada Mortgage and Housing Corporation (CMHC) revealed that residential construction went up in the first quarter of 2009 in the Sherbrooke census metropolitan area (CMA). In fact, foundations were laid for 259 dwellings from January to March 2009, compared to 196 during the same period last year.

For the seventh consecutive quarter, single-detached housing starts climbed in the Sherbrooke CMA. In the first quarter of 2009, 113 units of this type were started, versus 95 in 2008, for an increase of 19 per cent. However, several factors suggest that this pace of construction will be unsustainable in the coming months. First, the labour market in the Sherbrooke CMA won't be doing as well this year,

Figure 1

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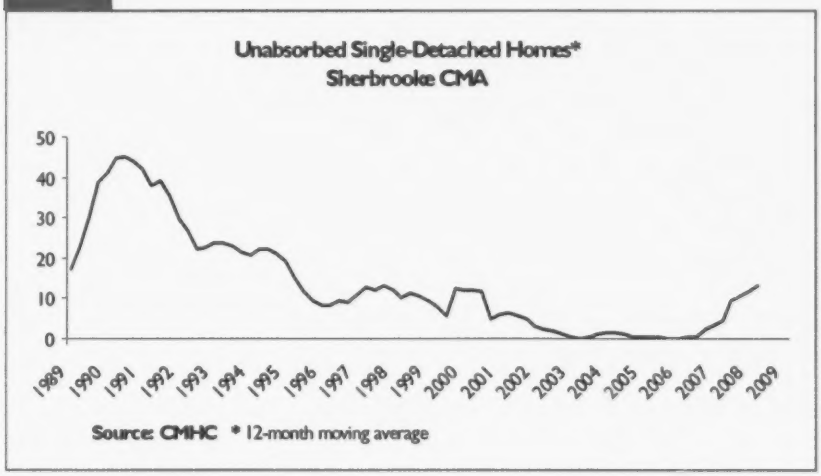
which will have a moderating effect on housing demand. Second, inventories of unsold new single-detached homes have been on the rise for the last few quarters, but they remain far below the levels observed in the 1990s (see Figure 2). Last, as starts were particularly strong in 2008 compared to previous years, it would be difficult to foresee an increase in activity for this year given the current economic environment.

Figure 2



Multiple-family housing starts, for their part, jumped by 45 per cent in the first quarter over a year earlier. This rise was entirely due to apartment starts, which more than doubled from the first quarter of 2008 to the same quarter this year (69 in 2008, compared to 140 in 2009). The vast majority of apartments started during this period were in fact for rental tenure.

Housing starts are up significantly in Fleurimont and Rock-Forest

Of all the sectors in the CMA, the boroughs of Fleurimont and Rock-Forest–Saint-Élie–Deauville posted the greatest starts increases year-over-year from January to March (see Figure 3). In Fleurimont, this growth was mainly due to the construction of rental units, with 44 starts in 2009, compared to none in 2008. In the first quarter of 2009, housing activity in Rock-Forest–Saint-Élie–Deauville increased in all market segments (freehold, condominium and rental). Meanwhile, the borough of Jacques-Cartier recorded the largest decline in activity, as starts dropped 60 per cent, from 40 units in the first quarter of 2008 to 16 a year later.

In Magog and the outlying area of the CMA, construction remained fairly stable compared to the first quarter of 2008. In Magog, 37 homes were started in the first three months of 2009, or 4 units less than in the same quarter a year ago (41). In the outlying area, 11 dwellings were started, compared to 13 a year earlier. In both cases, these slight decreases affected only the freehold home segment.

Elsewhere across Quebec

After one quarter of activity, only the Sherbrooke and Gatineau metropolitan areas showed increases in housing starts, with gains of 32 per cent and 4 per cent, respectively. In all other areas with 100,000 or more inhabitants, decreases were registered, the

Figure 3

First Quarter Housing Starts by Borough
City of Sherbrooke, Magog and Outlying Area of CMA

CMA Sectors	2008	2009
Borough of Brompton	9	4
Borough of Fleurimont	35	76
Borough of Lennoxville	0	0
Borough of Mont-Bellevue	7	12
Borough of Rock-Forest-Saint-Élie-Deauville	51	103
Borough of Jacques-Cartier	40	16
City of Sherbrooke	142	211
Magog	41	37
Outlying Area of CMA*	13	11
Sherbrooke CMA	196	259

* : The rest of the CMA comprises Ascot Corner, Compton, Hatley, North Hatley, Saint-Denis-de-Brompton, Stoke and Waterville.

strongest having been recorded in Trois-Rivières (-60 per cent), followed by Québec (-43 per cent), Montréal (-31 per cent) and Saguenay (-9 per cent).

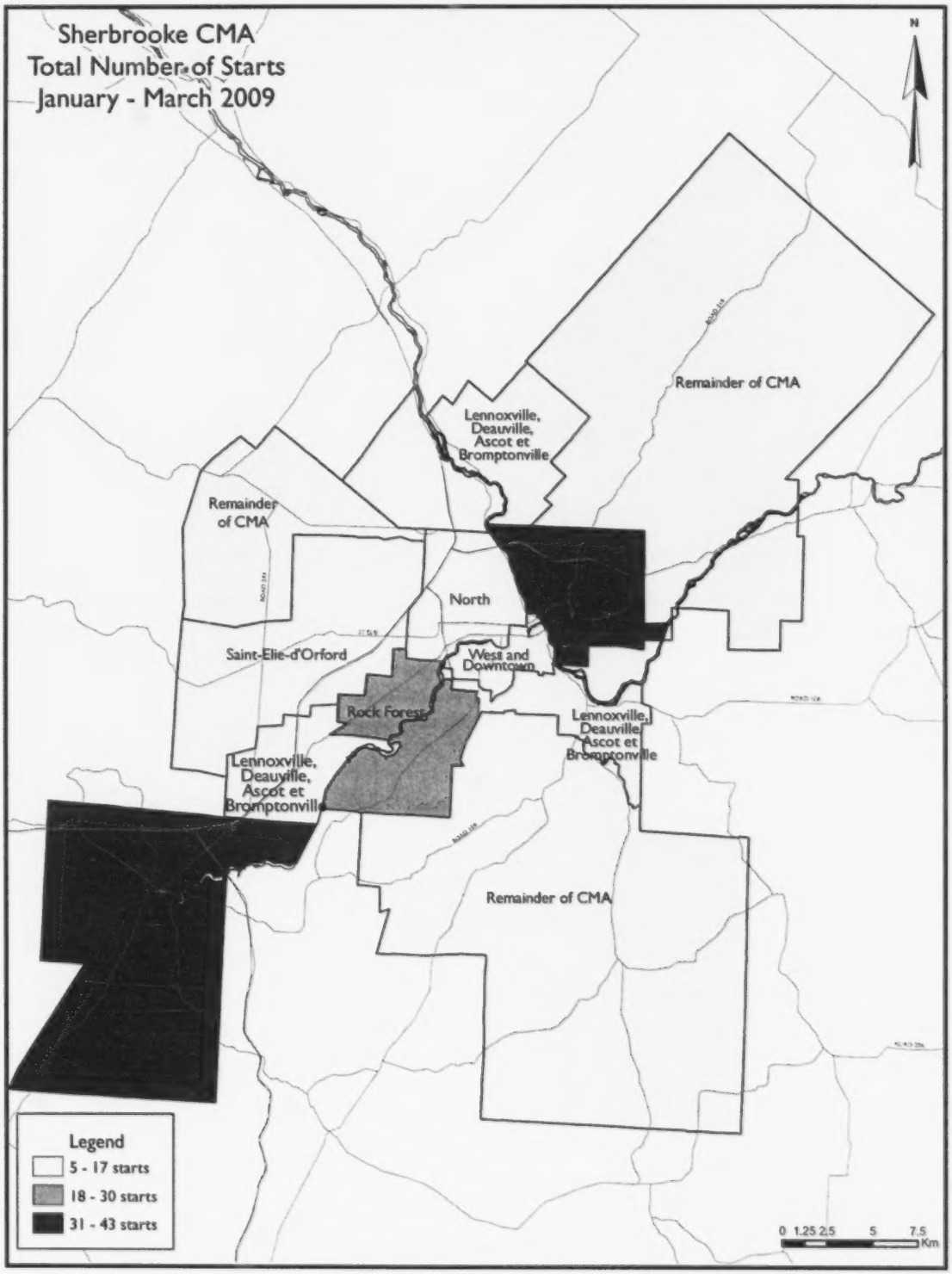
MLS®[1] sales remained stable in January

Following a record year in 2007 in the Sherbrooke CMA, when 2,026 MLS® transactions were registered, the situation was quite different in 2008. For the first time, the number of existing homes sold in 2008 fell below the 1,900-unit mark—to 1,864 units, to be exact—the lowest sales level ever recorded. This was the largest drop (-8 per cent) since data have been available. Furthermore, MLS® sales declined by 4 per cent in the first six months of 2008, and the situation did not improve in the last two quarters of that year, as sales dropped by 9 per cent and 17 per cent, respectively. However, this downward trend paused in January 2009, with MLS® sales having remained fairly stable during this period (104 in 2009, versus 101 in 2008).

The number of properties listed in the MLS® system has been increasing for the past five years in the Sherbrooke CMA, reaching 1,611 units in 2008 (+12 per cent). In January 2009, the results were no different than in previous years, with a 10-per-cent increase in listings year-over-year.

If sales remain stagnant and the supply of existing homes continues to rise this year in the Sherbrooke CMA, the market will stay favourable to buyers, which will limit the increase in the average price. It should be pointed out that, when the advantage shifted to buyers in 2008, the average price went up by only 1.8 per cent (to $179,434).

[1] Source: The Quebec Federation of Real Estate Boards by Centris™


Sherbrooke CMA
Total Number of Starts
January - March 2009
N
Remainder of CMA
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
North
Saint-Elie-d'Orford
West and Downtown
Rock Forest
Lennoxville, Deauville, Ascot et Bromptonville
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Legend
5 - 17 starts
18 - 30 starts
31 - 43 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Sherbrooke CMA
First Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2009	113	6	10	0	0	26	0	83	259
Q1 2008	95	20	2	0	12	11	0	56	196
% Change	18.9	-70.0	**	n/a	-100.0	136.4	n/a	48.2	32.1
Year-to-date 2009	113	6	10	0	0	26	0	83	259
Year-to-date 2008	95	20	2	0	12	11	0	56	196
% Change	18.9	-70.0	**	n/a	-100.0	136.4	n/a	48.2	32.1
UNDER CONSTRUCTION									
Q1 2009	292	14	16	0	0	82	0	327	799
Q1 2008	120	12	0	0	8	19	0	79	238
% Change	143.3	16.7	n/a	n/a	-100.0	**	n/a	**	**
COMPLETIONS									
Q1 2009	118	2	14	0	0	12	0	24	170
Q1 2008	115	20	4	0	8	41	0	23	211
% Change	2.6	-90.0	**	n/a	-100.0	-70.7	n/a	4.3	-19.4
Year-to-date 2009	118	2	14	0	0	12	0	24	170
Year-to-date 2008	115	20	4	0	8	41	0	23	211
% Change	2.6	-90.0	**	n/a	-100.0	-70.7	n/a	4.3	-19.4
COMPLETED & NOT ABSORBED									
Q1 2009	11	0	0	0	0	16	0	130	157
Q1 2008	6	2	0	0	0	0	0	220	228
% Change	83.3	-100.0	n/a	n/a	n/a	n/a	n/a	-40.9	-31.1
ABSORBED									
Q1 2009	116	2	14	0	1	5	0	24	162
Q1 2008	113	18	4	0	8	43	0	25	211
% Change	2.7	-88.9	**	n/a	-87.5	-88.4	n/a	-4.0	-23.2
Year-to-date 2009	116	2	14	0	1	5	0	24	162
Year-to-date 2008	113	18	4	0	8	43	0	25	211
% Change	2.7	-88.9	**	n/a	-87.5	-88.4	n/a	-4.0	-23.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Old City of Sherbrooke									
Q1 2009	8	0	2	0	0	12	0	39	61
Q1 2008	10	0	2	0	12	7	0	22	53
Suburbs of the old city of Sherbrooke									
Q1 2009	56	6	4	0	0	4	0	24	94
Q1 2008	48	14	0	0	0	0	0	13	75
New City of Sherbrooke									
Q1 2009	64	6	6	0	0	16	0	63	155
Q1 2008	58	14	2	0	12	7	0	35	128
Magog									
Q1 2009	6	0	4	0	0	6	0	0	37
Q1 2008	14	2	0	0	0	4	0	21	41
Remainder of the CMA									
Q1 2009	11	0	0	0	0	0	0	0	11
Q1 2008	13	0	0	0	0	0	0	0	13
Sherbrooke CMA									
Q1 2009	113	6	10	0	0	26	0	83	259
Q1 2008	95	20	2	0	12	11	0	56	196
UNDER CONSTRUCTION									
Old City of Sherbrooke									
Q1 2009	12	0	4	0	0	52	0	93	208
Q1 2008	3	0	0	0	8	15	0	22	48
Suburbs of the old city of Sherbrooke									
Q1 2009	131	6	8	0	0	8	0	61	214
Q1 2008	37	6	0	0	0	0	0	13	56
New City of Sherbrooke									
Q1 2009	143	6	12	0	0	60	0	154	422
Q1 2008	40	6	0	0	8	15	0	35	104
Magog									
Q1 2009	40	8	2	0	0	14	0	153	238
Q1 2008	27	2	0	0	0	4	0	44	77
Remainder of the CMA									
Q1 2009	38	0	2	0	0	0	0	0	40
Q1 2008	41	0	0	0	0	0	0	0	41
Sherbrooke CMA									
Q1 2009	292	14	16	0	0	82	0	327	799
Q1 2008	120	12	0	0	8	19	0	79	238

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Old City of Sherbrooke									
Q1 2009	7	0	0	0	0	0	0	15	22
Q1 2008	17	4	4	0	4	20	0	11	60
Suburbs of the old city of Sherbrooke									
Q1 2009	53	0	8	0	0	0	0	9	70
Q1 2008	51	8	0	0	0	0	0	4	63
New City of Sherbrooke									
Q1 2009	60	0	8	0	0	0	0	24	92
Q1 2008	68	12	4	0	4	20	0	15	123
Magog									
Q1 2009	19	0	4	0	0	12	0	0	35
Q1 2008	30	8	0	0	0	13	0	8	59
Remainder of the CMA									
Q1 2009	18	0	0	0	0	0	0	0	18
Q1 2008	7	0	0	0	0	0	0	0	7
Sherbrooke CMA									
Q1 2009	118	2	14	0	0	12	0	24	170
Q1 2008	115	20	4	0	8	41	0	23	211
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q1 2009	1	0	0	0	0	1	0	118	120
Q1 2008	1	0	0	0	0	0	0	220	221
Suburbs of the old city of Sherbrooke									
Q1 2009	2	0	0	0	0	4	0	0	6
Q1 2008	1	0	0	0	0	0	0	0	1
New City of Sherbrooke									
Q1 2009	3	0	0	0	0	5	0	118	126
Q1 2008	2	0	0	0	0	0	0	220	222
Magog									
Q1 2009	3	0	0	0	0	11	0	12	26
Q1 2008	1	2	0	0	0	0	0	0	3
Remainder of the CMA									
Q1 2009	3	0	0	0	0	0	0	0	3
Q1 2008	2	0	0	0	0	0	0	0	2
Sherbrooke CMA									
Q1 2009	11	0	0	0	0	16	0	130	157
Q1 2008	6	2	0	0	0	0	0	220	228

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket First Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Old City of Sherbrooke									
Q1 2009	7	0	0	0	0	0	0	15	22
Q1 2008	16	4	4	0	4	20	0	11	59
Suburbs of the old city of Sherbrooke									
Q1 2009	53	0	8	0	0	3	0	9	73
Q1 2008	50	8	0	0	0	0	0	4	62
New City of Sherbrooke									
Q1 2009	60	0	8	0	0	3	0	24	95
Q1 2008	66	12	4	0	4	20	0	15	121
Magog									
Q1 2009	17	0	4	0	1	2	0	0	24
Q1 2008	29	6	0	0	0	15	0	10	60
Remainder of the CMA									
Q1 2009	18	0	0	0	0	0	0	0	18
Q1 2008	8	0	0	0	0	0	0	0	8
Sherbrooke CMA									
Q1 2009	116	2	14	0	1	5	0	24	162
Q1 2008	113	18	4	0	8	43	0	25	211

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Sherbrooke CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	802	48	78	0	20	146	4	482	1,627
% Change	20.4	-20.0	-2.5	n/a	25.0	33.9	n/a	32.8	23.4
2007	666	60	80	0	16	109	0	363	1,318
% Change	40.8	57.9	23.1	n/a	n/a	**	n/a	-46.1	1.0
2006	473	38	65	0	0	20	0	673	1,305
% Change	-15.1	-24.0	16.1	n/a	-100.0	-69.2	n/a	95.1	21.3
2005	557	50	56	0	3	65	0	345	1,076
% Change	6.9	66.7	180.0	n/a	0.0	-48.4	n/a	-47.3	-20.6
2004	521	30	20	0	3	126	0	655	1,355
% Change	2.0	-40.0	**	n/a	-62.5	**	-100.0	39.7	26.6
2003	511	50	2	0	8	26	4	469	1,070
% Change	22.8	-3.8	-50.0	n/a	n/a	-44.7	n/a	38.8	24.9
2002	416	52	4	0	0	47	0	338	857
% Change	47.0	36.8	-69.2	n/a	n/a	**	n/a	36.3	45.5
2001	283	38	13	0	0	7	0	248	589
% Change	0.0	-9.5	-23.5	n/a	n/a	n/a	n/a	43.4	14.4
2000	283	42	17	0	0	0	0	173	515
% Change	-7.2	-44.7	-15.0	n/a	n/a	n/a	-100.0	-27.9	-20.2
1999	305	76	20	0	0	0	4	240	645

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Sherbrooke (West and City Centre)	3	0	0	0	0	0	9	6	12	6	100.0
Sherbrooke (East)	1	2	0	0	0	0	32	5	33	7	**
Sherbrooke (North)	4	8	0	0	0	12	12	20	16	40	-60.0
Old City of Sherbrooke	8	10	0	0	0	12	53	31	61	53	15.1
Fleurimont	23	18	6	10	0	0	14	0	43	28	53.6
Rock Forest	15	10	0	2	0	0	14	7	29	19	52.6
Saint-Élie-d'Orford	17	11	0	0	0	0	0	6	17	17	0.0
Lennoxville, Deauville, Ascot, Bromptonville	1	9	0	2	0	0	4	0	5	11	-54.5
Suburbs of the old city of Sherbrooke	56	48	6	14	0	0	32	13	94	75	25.3
New City of Sherbrooke	64	58	6	14	0	12	85	44	155	128	21.1
Magog	6	14	0	2	0	0	31	25	37	41	-9.8
Remainder of the CMA	11	13	0	0	0	0	0	0	11	13	-15.4
Sherbrooke CMA	113	95	6	20	0	12	140	69	259	196	32.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Sherbrooke (West and City Centre)	3	0	0	0	0	0	9	6	12	6	100.0
Sherbrooke (East)	1	2	0	0	0	0	32	5	33	7	**
Sherbrooke (North)	4	8	0	0	0	12	12	20	16	40	-60.0
Old City of Sherbrooke	8	10	0	0	0	12	53	31	61	53	15.1
Fleurimont	23	18	6	10	0	0	14	0	43	28	53.6
Rock Forest	15	10	0	2	0	0	14	7	29	19	52.6
Saint-Élie-d'Orford	17	11	0	0	0	0	0	6	17	17	0.0
Lennoxville, Deauville, Ascot, Bromptonville	1	9	0	2	0	0	4	0	5	11	-54.5
Suburbs of the old city of Sherbrooke	56	48	6	14	0	0	32	13	94	75	25.3
New City of Sherbrooke	64	58	6	14	0	12	85	44	155	128	21.1
Magog	6	14	0	2	0	0	31	25	37	41	-9.8
Remainder of the CMA	11	13	0	0	0	0	0	0	11	13	-15.4
Sherbrooke CMA	113	95	6	20	0	12	140	69	259	196	32.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Sherbrooke (West and City Centre)	0	0	0	0	2	0	7	6
Sherbrooke (East)	0	0	0	0	0	5	32	0
Sherbrooke (North)	0	12	0	0	12	4	0	16
Old City of Sherbrooke	0	12	0	0	14	9	39	22
Fleurimont	0	0	0	0	2	0	12	0
Rock Forest	0	0	0	0	6	0	8	7
Saint-Élie-d'Orford	0	0	0	0	0	0	0	6
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	0	0	4	0
Suburbs of the old city of Sherbrooke	0	0	0	0	8	0	24	13
New City of Sherbrooke	0	12	0	0	22	9	63	35
Magog	0	0	0	0	10	4	0	21
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	0	12	0	0	36	13	83	56

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Sherbrooke (West and City Centre)	0	0	0	0	2	0	7	6
Sherbrooke (East)	0	0	0	0	0	5	32	0
Sherbrooke (North)	0	12	0	0	12	4	0	16
Old City of Sherbrooke	0	12	0	0	14	9	39	22
Fleurimont	0	0	0	0	2	0	12	0
Rock Forest	0	0	0	0	6	0	8	7
Saint-Élie-d'Orford	0	0	0	0	0	0	0	6
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	0	0	4	0
Suburbs of the old city of Sherbrooke	0	0	0	0	8	0	24	13
New City of Sherbrooke	0	12	0	0	22	9	63	35
Magog	0	0	0	0	10	4	0	21
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	0	12	0	0	36	13	83	56

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Sherbrooke (West and City Centre)	5	0	0	0	7	6	12	6
Sherbrooke (East)	1	4	0	3	32	0	33	7
Sherbrooke (North)	4	8	12	16	0	16	16	40
Old City of Sherbrooke	10	12	12	19	39	22	61	53
Fleurimont	31	28	0	0	12	0	43	28
Rock Forest	17	12	4	0	8	7	29	19
Saint-Élie-d'Orford	17	11	0	0	0	6	17	17
Lennoxville, Deauville, Ascot, Bromptonville	1	11	0	0	4	0	5	11
Suburbs of the old city of Sherbrooke	66	62	4	0	24	13	94	75
New City of Sherbrooke	76	74	16	19	63	35	155	128
Magog	10	16	6	4	0	21	37	41
Remainder of the CMA	11	13	0	0	0	0	11	13
Sherbrooke CMA	129	117	26	23	83	56	259	196

Table 2.5: Starts by Submarket and by Intended Market
January - March 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Sherbrooke (West and City Centre)	5	0	0	0	7	6	12	6
Sherbrooke (East)	1	4	0	3	32	0	33	7
Sherbrooke (North)	4	8	12	16	0	16	16	40
Old City of Sherbrooke	10	12	12	19	39	22	61	53
Fleurimont	31	28	0	0	12	0	43	28
Rock Forest	17	12	4	0	8	7	29	19
Saint-Élie-d'Orford	17	11	0	0	0	6	17	17
Lennoxville, Deauville, Ascot, Bromptonville	1	11	0	0	4	0	5	11
Suburbs of the old city of Sherbrooke	66	62	4	0	24	13	94	75
New City of Sherbrooke	76	74	16	19	63	35	155	128
Magog	10	16	6	4	0	21	37	41
Remainder of the CMA	11	13	0	0	0	0	11	13
Sherbrooke CMA	129	117	26	23	83	56	259	196

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Sherbrooke (West and City Centre)	3	2	0	2	0	0	3	12	6	16	-62.5
Sherbrooke (East)	0	1	0	0	0	0	8	2	8	3	166.7
Sherbrooke (North)	4	14	0	2	0	4	4	21	8	41	-80.5
Old City of Sherbrooke	7	17	0	4	0	4	15	35	22	60	-63.3
Fleurimont	16	20	0	6	0	0	6	0	22	26	-15.4
Rock Forest	14	9	0	2	0	0	0	4	14	15	-6.7
Saint-Élie-d'Orford	12	16	0	0	0	0	0	0	12	16	-25.0
Lennoxville, Deauville, Ascot, Bromptonville	11	6	0	0	0	0	11	0	22	6	**
Suburbs of the old city of Sherbrooke	53	51	0	8	0	0	17	4	70	63	11.1
New City of Sherbrooke	60	68	0	12	0	4	32	39	92	123	-25.2
Magog	19	30	0	8	0	0	16	21	35	59	-40.7
Remainder of the CMA	18	7	0	0	0	0	0	0	18	7	157.1
Sherbrooke CMA	118	115	2	20	0	8	50	68	170	211	-19.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Sherbrooke (West and City Centre)	3	2	0	2	0	0	3	12	6	16	-62.5
Sherbrooke (East)	0	1	0	0	0	0	8	2	8	3	166.7
Sherbrooke (North)	4	14	0	2	0	4	4	21	8	41	-80.5
Old City of Sherbrooke	7	17	0	4	0	4	15	35	22	60	-63.3
Fleurimont	16	20	0	6	0	0	6	0	22	26	-15.4
Rock Forest	14	9	0	2	0	0	0	4	14	15	-6.7
Saint-Élie-d'Orford	12	16	0	0	0	0	0	0	12	16	-25.0
Lennoxville, Deauville, Ascot, Bromptonville	11	6	0	0	0	0	11	0	22	6	**
Suburbs of the old city of Sherbrooke	53	51	0	8	0	0	17	4	70	63	11.1
New City of Sherbrooke	60	68	0	12	0	4	32	39	92	123	-25.2
Magog	19	30	0	8	0	0	16	21	35	59	-40.7
Remainder of the CMA	18	7	0	0	0	0	0	0	18	7	157.1
Sherbrooke CMA	118	115	2	20	0	8	50	68	170	211	-19.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Sherbrooke (West and City Centre)	0	0	0	0	0	12	3	0
Sherbrooke (East)	0	0	0	0	0	2	8	0
Sherbrooke (North)	0	4	0	0	0	10	4	11
Old City of Sherbrooke	0	4	0	0	0	24	15	11
Fleurimont	0	0	0	0	6	0	0	0
Rock Forest	0	0	0	0	0	0	0	4
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	2	0	9	0
Suburbs of the old city of Sherbrooke	0	0	0	0	8	0	9	4
New City of Sherbrooke	0	4	0	0	8	24	24	15
Magog	0	0	0	0	16	13	0	8
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	0	8	0	0	26	45	24	23

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Sherbrooke (West and City Centre)	0	0	0	0	0	12	3	0
Sherbrooke (East)	0	0	0	0	0	2	8	0
Sherbrooke (North)	0	4	0	0	0	10	4	11
Old City of Sherbrooke	0	4	0	0	0	24	15	11
Fleurimont	0	0	0	0	6	0	0	0
Rock Forest	0	0	0	0	0	0	0	4
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	2	0	9	0
Suburbs of the old city of Sherbrooke	0	0	0	0	8	0	9	4
New City of Sherbrooke	0	4	0	0	8	24	24	15
Magog	0	0	0	0	16	13	0	8
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	0	8	0	0	26	45	24	23

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Sherbrooke (West and City Centre)	3	4	0	12	3	0	6	16
Sherbrooke (East)	0	3	0	0	8	0	8	3
Sherbrooke (North)	4	18	0	12	4	11	8	41
Old City of Sherbrooke	7	25	0	24	15	11	22	60
Fleurimont	22	26	0	0	0	0	22	26
Rock Forest	14	11	0	0	0	4	14	15
Saint-Élie-d'Orford	12	16	0	0	0	0	12	16
Lennoxville, Deauville, Ascot, Bromptonville	13	6	0	0	9	0	22	6
Suburbs of the old city of Sherbrooke	61	59	0	0	9	4	70	63
New City of Sherbrooke	68	84	0	24	24	15	92	123
Magog	23	38	12	13	0	8	35	59
Remainder of the CMA	18	7	0	0	0	0	18	7
Sherbrooke CMA	134	139	12	49	24	23	170	211

Table 3.5: Completions by Submarket and by Intended Market January - March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Sherbrooke (West and City Centre)	3	4	0	12	3	0	6	16
Sherbrooke (East)	0	3	0	0	8	0	8	3
Sherbrooke (North)	4	18	0	12	4	11	8	41
Old City of Sherbrooke	7	25	0	24	15	11	22	60
Fleurimont	22	26	0	0	0	0	22	26
Rock Forest	14	11	0	0	0	4	14	15
Saint-Élie-d'Orford	12	16	0	0	0	0	12	16
Lennoxville, Deauville, Ascot, Bromptonville	13	6	0	0	9	0	22	6
Suburbs of the old city of Sherbrooke	61	59	0	0	9	4	70	63
New City of Sherbrooke	68	84	0	24	24	15	92	123
Magog	23	38	12	13	0	8	35	59
Remainder of the CMA	18	7	0	0	0	0	18	7
Sherbrooke CMA	134	139	12	49	24	23	170	211

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q1 2009	0	0.0	0	0.0	4	57.1	0	0.0	3	42.9	7	--	--
Q1 2008	1	6.3	3	18.8	5	31.3	6	37.5	1	6.3	16	162,500	177,188
Year-to-date 2009	0	0.0	0	0.0	4	57.1	0	0.0	3	42.9	7	--	--
Year-to-date 2008	1	6.3	3	18.8	5	31.3	6	37.5	1	6.3	16	162,500	177,188
Suburbs of the old city of Sherbrooke													
Q1 2009	1	1.9	9	17.0	22	41.5	11	20.8	10	18.9	53	169,000	199,245
Q1 2008	6	12.0	8	16.0	23	46.0	9	18.0	4	8.0	50	160,000	171,900
Year-to-date 2009	1	1.9	9	17.0	22	41.5	11	20.8	10	18.9	53	169,000	199,245
Year-to-date 2008	6	12.0	8	16.0	23	46.0	9	18.0	4	8.0	50	160,000	171,900
New City of Sherbrooke													
Q1 2009	1	1.7	9	15.0	26	43.3	11	18.3	13	21.7	60	180,000	204,767
Q1 2008	7	10.6	11	16.7	28	42.4	15	22.7	5	7.6	66	160,000	173,182
Year-to-date 2009	1	1.7	9	15.0	26	43.3	11	18.3	13	21.7	60	180,000	204,767
Year-to-date 2008	7	10.6	11	16.7	28	42.4	15	22.7	5	7.6	66	160,000	173,182
Magog													
Q1 2009	0	0.0	1	5.9	9	52.9	2	11.8	5	29.4	17	190,000	213,500
Q1 2008	1	3.4	4	13.8	7	24.1	8	27.6	9	31.0	29	220,000	219,441
Year-to-date 2009	0	0.0	1	5.9	9	52.9	2	11.8	5	29.4	17	190,000	213,500
Year-to-date 2008	1	3.4	4	13.8	7	24.1	8	27.6	9	31.0	29	220,000	219,441
Remainder of the CMA													
Q1 2009	1	5.6	1	5.6	6	33.3	5	27.8	5	27.8	18	203,500	257,000
Q1 2008	2	25.0	0	0.0	1	12.5	3	37.5	2	25.0	8	--	--
Year-to-date 2009	1	5.6	1	5.6	6	33.3	5	27.8	5	27.8	18	203,500	257,000
Year-to-date 2008	2	25.0	0	0.0	1	12.5	3	37.5	2	25.0	8	--	--
Sherbrooke CMA													
Q1 2009	9	7.8	11	9.5	53	45.7	20	17.2	23	19.8	116	185,000	205,733
Q1 2008	10	8.8	17	15.0	40	35.4	28	24.8	18	15.9	113	175,000	189,237
Year-to-date 2009	9	7.8	11	9.5	53	45.7	20	17.2	23	19.8	116	185,000	205,733
Year-to-date 2008	10	8.8	17	15.0	40	35.4	28	24.8	18	15.9	113	175,000	189,237

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2009						
Submarket	Q1 2009	Q1 2008	% Change	YTD 2009	YTD 2008	% Change
Old City of Sherbrooke	--	177,188	n/a	--	177,188	n/a
Suburbs of the old city of Sherbrooke	199,245	171,900	15.9	199,245	171,900	15.9
New City of Sherbrooke	204,767	173,182	18.2	204,767	173,182	18.2
Magog	213,500	219,441	-2.7	213,500	219,441	-2.7
Remainder of the CMA	257,000	--	n/a	257,000	--	n/a
Sherbrooke CMA	205,733	189,237	8.7	205,733	189,237	8.7

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
First Quarter 2009

		Interest Rates			NHPI, Total, Quebec 1997=100	CPI, 2002 =100	Sherbrooke Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	157.1	111.0	85.4	6.1	66.1	660
	February	718	7.25	7.29	158.6	111.4	84.7	5.7	65.3	671
	March	712	7.15	7.19	158.5	111.7	84.0	5.9	64.8	678
	April	700	6.95	6.99	158.6	112.4	82.8	5.9	63.7	692
	May	679	6.15	6.65	161.0	113.6	82.0	6.1	63.3	696
	June	710	6.95	7.15	161.2	114.1	81.5	5.7	62.5	704
	July	710	6.95	7.15	161.3	114.1	81.9	5.8	62.8	706
	August	691	6.65	6.85	162.6	113.5	82.3	6.2	63.3	713
	September	691	6.65	6.85	162.4	114.0	83.3	6.4	64.2	711
	October	713	6.35	7.20	162.5	113.0	84.1	6.6	64.8	708
	November	713	6.35	7.20	163.2	112.4	83.6	6.6	64.4	704
	December	685	5.60	6.75	163.2	111.7	83.0	6.7	64.0	707
2009	January	627	5.00	5.79	163.6	111.5	81.9	6.7	63.1	714
	February	627	5.00	5.79	164.8	112.3	82.4	6.4	63.1	715
	March	613	4.50	5.55		112.6	82.1	6.6	62.9	716
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

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